



GRASSROOTS
REALTY GROUP

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47 Legacy Glen Way SE
Calgary, Alberta

MLS # A2347905



\$624,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Wet Bar		

Inclusions: Work bench in garage, 1 tv mount in basement, black tall 2 door cabinet in garage, shelf at back door above bench, ceiling fan, Security system (doorbell cam, 1 back yard cam, door sensors, door locks, 2 window sensors), wood shelving in garage

Welcome to this beautifully upgraded two-storey home in the sought-after community of Legacy, offering 4 bedrooms, 3.5 bathrooms, and just shy of 2,000 sq. ft. of beautifully developed living space! It's hard to find a starter home with this many thoughtful and tasteful upgrades, including a fully developed basement, oversized heated garage/shop, rooftop solar panels, central air conditioning, and exceptional outdoor living spaces. Inside, a warm and inviting atmosphere is complemented by updated lighting, upgraded plumbing fixtures, and multiple fireplaces that create comfortable spaces to gather and unwind. The kitchen features stainless steel appliances and a striking full tile feature wall, adding character and style to the heart of the home. The functional main floor layout offers inviting living and entertaining spaces, while the upper level provides comfortable private living quarters. The beautifully upgraded and fully developed basement is an entertainer's dream! Featuring a full wet bar, generous additional living space, an extra guest bedroom, and a spa-like four-piece bathroom, this level is ideal for hosting friends and family. The beautifully appointed bathroom showcases upgraded plumbing fixtures, including a luxurious shower with rain and body spray heads, creating a relaxing retreat for overnight guests. Step outside and discover a beautifully landscaped backyard designed for entertaining and relaxation. The oversized deck offers plenty of room for outdoor dining, lounging, and summer gatherings, while thoughtfully incorporated pergolas and privacy screens create an inviting retreat. Whether enjoying your morning coffee, hosting a summer barbecue, or relaxing outdoors in the evening, this backyard is a wonderful extension of the home's living space. For those who appreciate additional parking, storage, or a dedicated space for projects and hobbies, the

oversized heated garage/shop is an exceptional feature, offering versatility beyond a traditional garage. Additional upgrades include central air conditioning, rooftop solar panels, and exterior Trimlight lighting, enhancing the home's comfort, functionality, and curb appeal. Located in the vibrant southeast Calgary community of Legacy, residents enjoy an extensive pathway network, scenic ponds, parks, playgrounds, and abundant green spaces. Everyday conveniences are close at hand, with shopping, restaurants, schools, and services throughout Legacy and nearby communities. South Health Campus and the extensive shopping, recreation, and entertainment amenities of Seton are easily accessible, while convenient connections to Macleod Trail, Stoney Trail, and 210 Avenue SE make commuting throughout Calgary a breeze. With its beautifully developed basement, spectacular outdoor entertaining spaces, oversized heated garage/shop, and extensive list of upgrades, this is a home that offers an exceptional combination of comfort, functionality, and lifestyle. Welcome home to 47 Legacy Glen Way SE!